



Westfield–Washington Township Board of Zoning Appeals (BZA)
Minutes of the June 8, 2021 BZA Meeting
Presented for approval: July 13, 2021

The Westfield-Washington Township Board of Zoning Appeals (BZA)
met both in-person and virtually at 7:00 p.m. on Tuesday, June 8, 2021.

Active Links for this Meeting:

[June 8, 2021 BZA Agenda & Exhibits](#)

[June 8, 2021 YouTube Video](#)

Minutes are also available to be acquired or viewed at the City of Westfield Community Development Office.

OPENING OF MEETING: 7:00 PM

ROLL CALL

Present In-Person: Jeff Boller, Jeannine Fortier, Ken Kingshill, and Victor McCarty.

Present Virtually: Dave Schmitz.

Absent: All present.

City Staff Present: Pam Howard, Senior Planner; and Daine Crabtree, Associate Planner.

Legal Counsel Present: Beth Copeland with Taft Stettinius & Hollister LLP.

APPROVAL OF MINUTES

Fortier motioned to approve the May 11, 2021 Minutes.

McCarty seconded. Motion passed. Vote 5-0.

REVIEW RULES AND PROCEDURES

Crabtree reviewed BZA rules and procedures.

ITEMS OF BUSINESS:

2105-SE-01 &

2105-VS-12

YouTube Time: 4:44

17319 Joliet Road

The Chris Center

The Petitioner requests a Special Exception to permit an Agritourism Use and a Variance of Development Standard to exempt the Development Plan Requirement for a proposed Agritourism Facility on 6.62 acres +/- in the AG-SF1: Agriculture/Single-family Rural District (Articles 4.2(J) and 13.2)

(Planner: Pam Howard – phoward@westfield.in.gov)

McCarty motioned to approve 2105-SE-01 with Staff conditions.

Boller seconded. Motion passed. Vote 5-0.

Kingshill motioned to adopt Staff's Findings of Fact for 2105-SE-01.

Fortier seconded. Motion passed. Vote 5-0.

McCarty motioned to approve 2105-VS-12 with Staff conditions.

Boller seconded. Motion passed. Vote 5-0.

Kingshill motioned to adopt Staff's Findings of Fact for 2105-VS-12.

Fortier seconded. Motion passed. Vote 5-0.

2106-VS-20
[PUBLIC HEARING]
YouTube Time: 33:20

Hunt Estates
Miller Surveying
The Petitioner requests a Variance of Development Standard to modify the Minimum Lot Size from 3 acres to 2.72 acres +/- for the subject property in the AG-SF1: Agriculture/Single-Family Rural District (Article 4.2(C)).
(Planner: Daine Crabtree – dcrabtree@westfield.in.gov)

Public Hearing for 2106-VS-20 opened at 7:38 p.m.

No public comments.

Public Hearing for 2106-VS-20 closed at 7:39p.m.

Boller motioned to approve 2106-VS-20 with Staff conditions.
McCarty seconded. Motion passed. Vote 5-0.

Kingshill motioned to adopt Staff's Findings of Fact for 2106-VS-20.
Fortier seconded. Motion passed. Vote 5-0.

2106-VS-21
[PUBLIC HEARING]
YouTube Time: 40:26

3750 Birkdale Drive
Jamie Goetz Mills
The Petitioner requests a Variance of Development Standard to encroach ten (10) feet into the thirty (30) foot Minimum Rear Yard Setback on 0.32 acres +/- in the Bridgewater PUD to accommodate a swimming pool and deck.
(Planner: Daine Crabtree – dcrabtree@westfield.in.gov)

Public Hearing for 2106-VS-21 opened at 7:42 p.m.

No public comments.

Public Hearing for 2106-VS-21 closed at 7:43 p.m.

Fortier motioned to approve 2106-VS-21 with Staff conditions.
Boller seconded. Motion passed. Vote 5-0

Kingshill motioned to adopt Staff's Findings of Fact for 2106-VS-21.
McCarty seconded. Motion passed. Vote 5-0.

ITEMS CONTINUED TO A FUTURE MEETING

NONE

REPORTS/COMMENTS:

- Plan Commission Liaison
- Community Development Department

ADJOURNMENT

Fortier motioned to adjourn the meeting. McCarty seconded. Motion passed. Vote 5-0.
The meeting adjourned at 7:45 p.m.

Chairperson
Dave Schmitz

Secretary
Kevin M. Todd, AICP
Director